

Message Text

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ACTION EUR-12

INFO OCT-01 ISO-00 FBO-02 SIG-01 A-01 L-03 ABF-01
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P R 100632Z MAY 77
FM AMEMBASSY WARSAW
TO SECSTATE WASHDC PRIORITY 8056
INFO AMEMBASSY PARIS
AMCONSUL KRAKOW

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FOR EUR/EX, A/FBO, EUR/EE AND S/IG

EO 11652N/A
TAGS: AFSP, ABLD, ASIG, PL
SUBJ: KRAKOW PROPERTY ROUNDUP

REF: A. WARSAW 3167, B. PARIS 12949, C. STATE 101208,
D. WARSAW OM, 3/28/77 TO RUE/EX AND FBO ONLY,
E. DRAFT INSPECTOR'S MEMORANDUM 9.3 (KRAKOW), MAY 1977

1. SHORT-TERM LEASE: BASZTOWA NO. 1, VICE CONSUL RESIDENCE:
THE CITY OF KRAKOW HAS OFFERED AN EXCELLENTLY LOCATED APARTMENT
WITHIN WALKING DISTANCE OF THE CONSULATE AS A REPLACEMENT
RESIDENCE FOR VICE CONSUL VICK, WHO WILL BE WITHOUT HOUSING
WHEN THE SHORT-TERM LEASE ON 18TH STYCZNIA EXPIRES JULY 31
(REF D). THE PROPERTY IS AVAILABLE ON SHORT-TERM LEASE, BUT WILL
REQUIRE EXTENSIVE RENOVATIONS TO MAKE IT LIVABLE BY
WESTERN STANDARDS. WE WILL HAVE TO PAY FOR THE CHANGES IN AD-
VANCE, EITHER AS INITIAL IMPROVEMENTS OR AS AN ADVANCE
PAYMENT OF RENTAL TO BE SPREAD NOMINALLY OVER THE FIVE YEARS
OF THE LEASE. THE RENOVATIONS, INCLUDING NEW
FLOORS, KITCHEN, BATHROOMS, WATER HEATERS AND ADAPTATION OF
EXISTING TILE ROOM HEATERS, ELECTRICAL-SYSTEM RENOVATION AND
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IMPROVED WINDOWS AND INSULATION, WILL COST 340,515 ZLOTYS
OR DOLLARS 17,094 AT 19.92 TO ONE. THE RENT WILL BE 9,500 ZLOTYS
PER MONTH, OR 114,000 ZLOTYS (EQUALS DOLLARS 5,723) A YEAR. FIRST-
YEARS COSTS, THEREFORE, WILL AMOUNT TO DOLLARS 22,817. IF
APPROVAL CAN BE GIVEN IMMEDIATELY THIS APARTMENT CAN BE READY
TO HOUSE VICE AT THE END OF JULY.

2. WE RETAIN AN UNOBLIGATED BALANCE OF DOLLARS 24,096 FOR "SHORT-TERM LEASE OF VICE CONSUL APARTMENT" AS A RESULT OF 18TH STYCZNIA LANDLORD'S FAILURE TO KEEP HIS EARLIER AGREEMENT TO LEASE US THAT APARTMENT FOR TWO ADDITIONAL YEARS (REF D). WE REQUEST AUTHORITY TO APPLY THIS BALANCE TO MEET "ADVANCE" AND FIRST-YEAR RENTAL PAYMENTS ON BASZTOWA NO. 1 AS REPLACEMENT STL FOR KRAKOW VICE CONSUL.

3. KROLOWEJ JADWIGI 298: OWNER ANDRZEJ BEDKOWSKI HAS LEARNED FROM HIS BROTHER TAOMSZ OF THE CONTENTS OF EMBASSY PARIS'S LETTER OF INTENT. IN A DISCUSSION WITH OUR KRAKOW CONSUL, ANDRZEJ CALLED THE LETTER "ONLY A PROMISE--NOT A CONCRETE INDUCEMENT," AND SAID HE WILL NOT SELL HIS PROPERTY TO THE CITY ON THE BASIS OF THAT LETTER. OUR CONSUL IN KRAKOW DESCRIBED ANDRZEJ AS BITTER AND CYNICAL.

4. WE ARE OBVIOUSLY DISAPPOINTED BY ANDRZEJ BEDKOWSKI'S ATTITUDE, BUT CAN HARDLY BLAME HIM IN VIEW OF THE CITY OF KRAKOW'S FAILURE TO REPLY TO THE EMBASSY'S LETTER OF 2/23/77, IN WHICH WE REPEATED OUR EARLIER REQUEST OF 1/28/77 TO BE ADVISED "OF THE CONDITIONS FOR THE RESALE OF THE PROPERTY BY THE CITY OF KRAKOW TO THE USG AND OF THE PRICE AT WHICH THE PROPERTY WILL BE OFFERED FOR RESALE". OUR CONSUL HAS ATTEMPTED TO LEARN WHY THE CITY HAS NOT REPLIED. HE BELIEVES THAT, WHILE THE MAYOR HAS THE AUTHORITY TO APPROVE THE PURCHASE, AS SUGGESTED BY THE MFA NOTE OF 11/28/76 INSTRUCTING THE EMBASSY TO DEAL WITH THE CITY OF KRAKOW, HE DOES NOT WANT TO TAKE THIS DECISION HIMSELF AND HAS THEREFORE REFERRED THE MATTER BACK TO WARSAW FOR COORDINATION WITH THE MINISTRIES OF INTERIOR, LIMITED OFFICIAL USE

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FINANCE, AND FOREIGN AFFAIRS. ANDRZEJ BEKOWSKI BELIEVES THE CITY AUTHORITIES PLAN TO TRICK US BOTH OUT OF THE HOUSE AND KEEP IT FOR THEMSELVES.

5. WE HAVE RELUCTANTLY CONCLUDED THAT WE MAY NOT GET TO BUY KROLOWEJ JADWIGI AFTER ALL, AND, IN ANY EVENT, NOT BEFORE THE SEPTEMBER ARRIVAL OF PRINCIPAL-OFFICER-DESIGNATE PAZDRAL (REF C). THIS POSSIBILITY LENDS ADDED URGENCY TO THE PROMPT ACQUISITION OF THE SHORT-TERM LEASE ON BASZTOWA NO. 1, DISCUSSED ABOVE, WHICH COULD BE THE BEST RESIDENCE AVAILABLE FOR PAZDRAL IN SEPTEMBER.

6. THE FOREIGN SERVICE INSPECTORS, WHO RECOMMENDED (REF E) THAT THE DEPARTMENT APPROVE AND FUND A SHORT-TERM LEASE ON BASZTOWA NO. 1 AS SOON AS OFFERED BY THE CITY (WHICH IT NOW HAS BEEN), ALSO RECOMMENDED THAT THE EMBASSY TAKE A FRESH LOOK AT ALL OPTIONS FOR HOUSING THE AMERICAN STAFF IN KRAKOW, AND THAT THE DEPARTMENT RECONSIDER REIMBURSING USIA FOR ITS INVESTMENT IN GROTTGERA 12 AND USING THAT PROPERTY AS THE STATE PRINCIPAL

OFFICER RESIDENCE. ON DRAWBACK IS THAT GROTTGERA 12 IS ALSO HELD AS A SHORT-TERM LEASE, AND WE HAVE BEEN UNABLE TO GET POLISH CONSENT TO EXERCISE A RATHER LOOSELY-WORDED OPTION IN THE LEASE TO BUY. BUT THE INSPECTORS FELT THAT GROTTGERA 12 IS THE MOST SUITABLE PROPERTY WE NOW HAVE OR ARE LIKELY TO GET IN KRAKOW, AND THAT EITHER THE APARTMENT AT BASZTOWA NO. 1 OR EVEN THE APARTMENT OVER THE CONSULATE OFFICE BUILDING WOULD BE ENTIRELY SUITABLE AS A BPAO RESIDENCE. USIA DEPUTY ASSISTANT DIRECTOR ARNOLD, WHO VISITED WARSAW JUST AFTER THE INSPECTORS, REAFFIRMED HIS AGENCY'S WILLINGNESS TO SELL ITS INTEREST IN GROTTGERA TO STATE FOR A FAIR PRICE. THE AMOUNT USIA WILL ASK MAY NOT APPEAR UNREASONABLE BY COMPARISON WITH WHAT WE WILL HAVE TO PAY TO RENOVATE BASZTOWA NO. 1 OR ANY OTHER SUITABLE PROPERTY WE MAY BE ABLE TO LOCATE. WE THEREFORE SUPPORT THE INSPECTOR'S RECOMMENDATION THAT THE DEPARTMENT EXPLORE THIS POSSIBILITY WELL IN ADVANCE OF PAZDRAL'S ARRIVAL IN KRAKOW.

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7. ACTION URGENTLY REQUESTED: AUTHORITY FROM THE DEPARTMENT TO CONCLUDE A SHORT-TERM LEASE (5 YEARS) ON BASZTOWA NO. 1.

DAVIES

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